	Total Card /	Total Parcel
APPRAISED:	1,158,500 /	1,158,500
USE VALUE:	1,158,500 /	1,158,500
ASSESSED:	1,158,500 /	1,158,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASER KENNETH R---ETAL
Owner 2:	LUTWAK SUSAN D
Owner 3:	
Street 1:	14 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:		Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 2835 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7652.000	573,100	800	584,600	1,158,500

	Land Size	Building Value	Yard Items	Land Value	Total Value
Total Card	0.176	573,100	800	584,600	1,158,500
Total Parcel	0.176	573,100	800	584,600	1,158,500

Source: Market Adj Cost   Total Value per SQ unit /Card: 408.67   /Parcel: 408.67

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	573,100	800	7,652.	584,600	1,158,500		Year end	12/23/2021
2021	101	FV	503,300	800	7,652.	584,600	1,088,700		Year End Roll	12/10/2020
2020	101	FV	503,100	800	7,652.	584,600	1,088,500	1,088,500	Year End Roll	12/18/2019
2019	101	FV	398,300	800	7,652.	617,100	1,016,200	1,016,200	Year End Roll	1/3/2019
2018	101	FV	398,300	800	7,652.	454,700	853,800	853,800	Year End Roll	12/20/2017
2017	101	FV	398,300	800	7,652.	435,200	834,300	834,300	Year End Roll	1/3/2017
2016	101	FV	398,300	800	7,652.	402,700	801,800	801,800	Year End	1/4/2016
2015	101	FV	375,700	800	7,652.	337,800	714,300	714,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10603

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13780-84		9/1/1979		97,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	779	Add Bath	45,490	O				

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

Legal Description

User Acct	87827
GIS Ref	
GIS Ref	
Insp Date	10/26/17

Entered Lot Size

Total Land:

Land Unit Type:

!10603!

PRINT

Date	Time
12/30/21	11:01:06

LAST REV

Date	Time
07/19/21	08:45:35
danam	

USER DEFINED

Prior Id # 1:	87827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2017	Inspected	PH	Patrick H
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	345	PATRIOT
11/5/1999	Meas/Inspect	266	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7652		Sq. Ft.	Site		0	90.	0.85	10									584,607						584,600	

Total AC/HA:	0.17567	Total SF/SM:	7652	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	584,607	Spl Credit		Total:	584,600

EXTERIOR INFORMATION

Field	Value
Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B+ - Good (+)
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Feature	Count	Rating
Full Bath	1	Average
A Bath:		
3/4 Bath:	1	Very Good
A 3QBth		
1/2 Bath:	1	Average
A HBth:		
OthrFix:	1	Average

OTHER FEATURES

Feature	Count	Rating
Kits:	1	Average
A Kits:		
Frpl:	2	Average
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	26.4	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	135.00
Size Adj.:	1.16874909
Const Adj.:	1.03020000
Adj $ / SQ:	162.546
Other Features:	102500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	778641
Depreciation:	205561
Depreciated Total:	573080

COMMENTS

OF=WET BAR SINK IN KIT..

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1			HB 1			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	237.32
Special Features:	0	Val/Su Net:	155.99
Final Total:	573100	Val/Su SzAd	283.14

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,038	67.780	70,357
FFL	First Floor	1,038	162.550	168,723
SFL	Second Floor	986	162.550	160,287
UAT	Upper Attic	251	101.590	25,449
STG	Storage	142	7.630	1,084
WDK	Deck	142	13.440	1,908
OFP	Open Porch	77	39.070	3,009
	Net Sketched Area:	3,674	Total:	430,817
Size Ad	2024.0999	Gross Area	4477 FinArea	2835

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
SFL	95				
UAT	100	FLA	75	A	

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 136.0-0005-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	G	AV	1970	4.49	T	39.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800